



Town of Lamore Construction Application

This section to be completed by Code Enforcement Officer

Map 16 Lot 48 Zone _____ Shoreland Zone _____ Flood Zone _____

Fee Calculation \$306.60 Date Received 4/4/2018 Permit Number 187

☒ Building Permit ☐ Shoreland Permit ☐ Floodplain Hazard Permit

The undersigned applies for a construction permit for the uses indicated below. Said permit is to be considered on the basis of the information contained within this application. Any Federal, State or Local statutes, or regulations shall be applicable and their compliance necessary to obtain a permit. The permit will be issued to the owner of record or properly designated agent. Incomplete applications will NOT be processed.

Section I – Owner, Applicant & Contractor Information

Owner		Applicant	Contractor
Name	Kathryn R. True	same	TBD
Mailing Address	4606 Windsor Dr		
City, St. Zip	Flowery Branch, GA 30542		
Home Phone	603-759-3764		
Work Phone			
Cell Phone	603-759-3764		
Email	KathrynRTrue@gmail.com		

Section II – Lot information

Existing Property Use Residential Lot Size (acres or square feet) _____

Physical Address of property (road name & number) _____

Please Answer all questions below

	Yes*	No
Are Current Uses non-conforming?	X	
Are State or Federal Permits Required?		X
Is State or Federal Funding provided?		X
Is lot created by division from another Lot in the past 5 years?		X

*If yes, attach explanation to application

Facilities Info (check all that apply)

Well -- constructed approx '92	X
Cold Spring Water Co Customer?	No
Septic System Permit #	594
Subdivision name & Lot #	

Section III – Proposed Construction Activity

(Check All That Apply, fill in dimensional information) *Provide RV, Mobile Home Information requested on Page 3

Residential Uses		#Stories	Sq. Ft.	Total Sq. Ft.	SSWD #	Int Plumb #	Accessory Uses	Sq Ft
<input checked="" type="checkbox"/>	New Dwelling Unit	3	957	2,871			Garage/Shed/Barn	
<input type="checkbox"/>	Manufactured Home						Deck	336
<input type="checkbox"/>	Mobile Home*						Shore Access	
<input type="checkbox"/>	Change of Use							
<input type="checkbox"/>	Expansion							
<input type="checkbox"/>	Recreational Vehicle*							

Other Activity: (Please describe in space below)

See also permits: 1322, 1528

Section IV – Demographic & Assessment Information

For new dwelling units only –

- Estimated Construction Costs \$ 180,000
- Number of Bedrooms 3
- # Full Time Residents TBD # Part Time Residents 4 # Children under 18 0
- List any in-home occupations proposed N/A

Section V – Important DatesStarting Date: 4/1/2018 Estimated Completion Date 9/1/2018**Section VI – Shoreland Zoning (if applicable)** N/A

Affected Waterbody _____ Distance from normal high water _____ feet.

Is clearing of trees and other vegetation required? Yes No (if yes, attach explanation)Is earth moving activity greater than 10CY? Yes No (If yes, DEP Permit required)Is setback less than 125 feet from high water mark? Yes No

If yes, please attach certification from a licensed surveyor that the 100-foot setback and elevation have been staked.

Section VII – Flood Zone InformationIs the proposed development located within a Flood Hazard Area? Yes No

If Yes, complete the information below

- | | |
|---|-------------------------------|
| 1. Filling _____ cubic yards of fill | 9. Residential Structure |
| 2. Excavation _____ cubic yards removed | 10. Non-residential Structure |
| 3. Paving _____ square yards paved | 11. Water Dependent Use |
| 4. Drilling _____ | A. Dock Dimensions _____ |
| 5. Mining _____ acres mined | B. Pier Dimensions _____ |
| 6. Dredging _____ cubic yards dredged | C. Boat Ramp Dimensions _____ |
| 7. Levee _____ cubic yards in levee | 12. Floodproofing _____ |
| 8. Dam _____ acres of water surface | 13. Other (explain) _____ |

Flood Zone (check one) A&AE Floodway V&VE ZO AH

Elevation of lowest floor (NGVD) for all structures: _____

Grade elevation at lowest grade adjacent to the existing or proposed wall: _____ (NGVD)

Distance in feet of confluence or Corporate limit _____ feet

If in Flood Zone AE or A1-A30, Nearest Cross Section References

Above Site _____ Below Site _____

Elevation of Base Flood at Nearest Cross Section

Above Site _____ Below Site _____

If "A" Zone: Base Flood Elevation _____

Basis of "A" Zone BFE determination _____

If in "VE" Nearest Transect Above site _____ Below Site _____

Provide a statement describing how each applicable development standard (set forth in ARTICLE VI of the Flood Hazard Development Ordinance) will be met. If a water course is to be altered or relocated, describe in detail and provide copies of all applicable state and federal permits. Include certification from a licensed surveyor that the proposed project is located outside of the 100-year floodplain.

Name of Surveyor/Architect/Engineer _____ License # _____

Section VIII – Additional Information or Attachments Required

- If property is not currently assessed to listed owner, please attach record of ownership
- If applicant is signing, please attached signed permission from owner to make application
- Attach any state or federal permits required
- If a dwelling unit, attach 3 copies of HHE200 form and applicable internal plumbing permit applications
- If driveway opens on public road, attach Lamoine Road Opening Permit Application, or MDOT approved road opening permit
- For Shoreland Zone applications with less than 125' setback, attach certification from registered surveyor that markers are placed to establish the 100-foot setback & elevation from the normal high water mark.
- Please supply all information requested on pages 5 and 6 or attach plans with required information.

Section IX – Signature

Signature by the applicant indicates an awareness of the requirements of the Lamoine Building and Land Use Codes, the Lamoine Shoreland Zoning Ordinance, and the Floodplain Hazard Development Ordinance for the Town of Lamoine. Submission of this application constitutes an application for a Certificate of Occupancy. **A Certificate of Occupancy must be obtained before the structure hereby permitted is used!. BUILDING PROJECTS MUST MAKE SUBSTANTIAL START WITHIN ONE YEAR OF APPROVAL AND SUBSTANTIAL COMPLETION WITHIN TWO YEARS. SHORELAND PERMITS EXPIRE IN ONE YEAR.**

For those lands which fall within the Lamoine Shoreland Zoning area, a signature on this application indicates that the applicant has read the current Shoreland Zoning Ordinance and agrees to comply with all its requirements if a permit is issued.

For new structures or substantial improvements within the Flood Hazard Area, an approved permit will allow construction up to the establishment of the lowest floor. At that point, the applicant must provide an elevation certificate establishing actual floor elevation. Upon satisfactory documentation to the community (CEO), the construction may continue. The applicant understands and agrees that:

- ⇒ the permit applied for, if granted, is issued on the representations made herein;
- ⇒ that any permit issued may be revoked because of any breach of representation;
- ⇒ that once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- ⇒ any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the Town of Lamoine
- ⇒ The applicant hereby gives consent to the Code Enforcement Officer or designated Town Official to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance
- ⇒ If issued, the permit will be posted in a conspicuous place on the premises in plain view and;
- ⇒ If issued, the permit will expire if no work is commenced within 90 days of issuance (flood hazard only)

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Kathryn R Time
Signature

March 26, 2018

Date

Application Fees:

	Residential Building	Commercial* Building	Shoreland	
Non-roofed	.05/sq. ft.	.10/sq. ft.	Non commercial	.10/sq ft
Roofed	.10/sq. ft./floor	.20/sq. ft/floor	Commercial	.20/sq ft
<100 sq. ft.	No charge	No charge	<100 sq ft	\$10.00
Home Occupations: \$10.00				

*Included Commercial, Industrial, Multi-Family. See Site Plan Review Ordinance, Subdivision sections for additional fees.

For Use by the Code Enforcement Officer Only

Application Number _____ Date Received 4/4/2018

Fees Collected: Building Permit \$ 306.60
 SZO Permit \$ _____
 Flood Hazard \$ _____
 Total \$ _____ Receipt # _____

Action Taken: [Signature] _____
 Signature Date

- ☒ Approved Building Permit SSWD Permit # 1885
☐ Approved Shoreland Permit DEP Permit # _____
☐ Approved Flood Hazard Permit Internal Plumbing Permit # _____
☐ Denied Permits (explain below) Other Permits (List)
☐ Routed to Planning Board
☐ Routed to Appeals Board

Comments

Planning Board Action	Appeals Board Action
Date Received _____	Date Received _____
Public Hearing Date _____	Public Hearing Date _____
Notices Mailed by: _____	Notices Mailed by: _____
Action Date: _____	Action Date: _____
Action Taken <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Action Taken <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Denial Reasons or Conditions 	Denial Reasons or Conditions
_____, Chair/Secretary Signature	_____, Chair/Secretary Signature

Elevations - Please show a picture of the proposed development and its height and shape above ground. You may attach formal building plans and drawings in lieu of these pages if you wish.

Front or Rear View

See plans provided

Side View

See plans provided

Floor Plan

See plans provided

Scale _____ = _____ feet

PLOT PLAN

PLEASE INCLUDE ALL SETBACK DISTANCES FROM:

Property Boundaries, Roads, Streets and rights of way, all wetlands and waterbodies, any existing wells and septic systems. Include 100 foot shoreland set back and/or flood elevations if applicable. Show all proposed decks & porches. Please identify all abutter names. (You may attach your own plot plan if you desire)

Scale _____ = _____ feet

Tom & Kathy True

(603) 714-5668 or tnt1pe@gmail.com
(603) 759-3764 or kathryntrue@gmail.com

Rebecca -

Please find attached our revised site plan for your review and approval. Because of the new orientation we have our architect working frantically to reconfigure the interior layout and thus we are not ready to submit the internal plumbing permit application. If the internal plumbing permit is a prerequisite for issuing the building permit, please let us know so that we can make other accommodations.

A few comments about this plan:

- The setbacks and locations are based on a recent survey completed by Herrick & Salsbury.
- The existing structure will be razed in its entirety.
- Lupine Lane will be relocated in conjunction with this work.
- We have reduced the size of the garage from 22' x 26' to 26' x 26'. Do we need to modify our existing permit or is the existing permit satisfactory since the permitted footprint is larger?
- There is one small corner of the deck that will have at least one post within the 15' setback thus we would request consideration and approval to install a post(s) in this area in accordance with Table ~~8A~~ *7B*.
- The 25' setback to the Limited Common Element line is a "courtesy" to our downhill neighbors and is not a zoning requirement.

Thank you again for all your help through this process.

As always, please feel free to call with any questions.

Sincerely,



Kathryn R. True

E. WORK ADJACENT TO OR WITHIN WETLANDS AND WATER BODIES

First-Time Subsurface Wastewater Disposal Systems: First-time systems for previously undeveloped lots and other lots that do not qualify for replacement system criteria, installed in accordance with these Rules, pertaining to work adjacent to, or within, wetlands and water bodies do not require additional permits from the DEP (NRPA) or LURPC and are in accordance with Guidelines for Municipal Shoreland Zoning Ordinances. First-time systems that do not meet the minimum requirements of these Rules pertaining to work adjacent to, or within, wetlands and water bodies, may need a permit from DEP, LURPC and/or ACOE.

TABLE 7B
Setback distances for first-time systems

Site features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Treatment Tanks (total design flow)		
	Less than 1,000 gpd	1,000 to less than 2,000 gpd	Over 2,000 gpd or more	Less than 1,000 gpd	1,000 to less than 2,000 gpd	Over 2,000 gpd or more
Wells with water usage of 2000 or more gpd or public water system wells	300 feet	300 feet	300 feet	150 feet	150 feet	150 feet
Potable Water Supply	100 feet [a]	200 feet	300 feet	50 feet	100 feet	100 feet
Water supply line	10 feet	18 20 feet	25 feet	10 feet	10 feet	10 feet
Water body/course, major [f] [h]	100 feet [c]	200 feet [c]	300 feet [c]	100 feet [d]	100 feet [d]	100 feet [d]
Water body/course, minor [e]	50 feet [e]	100 feet [e]	150 feet [e]	50 feet [d]	50 feet [d]	50 feet [d]
Drainage ditches	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Edge of fill extension—Coastal wetlands, wetlands of special significance, significant vernal pools	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Slopes greater than 3:1	10 feet [f]	10 feet [f]	10 feet [f]	N/A	N/A	N/A
No full basement [e.g. slab, columns, posts]	15 feet	20 feet	30 feet	8 feet	14 feet	20 feet
Full basement [below grade foundation, frost walls, columns]	20 feet [g]	30 feet	40 feet	8 feet	14 feet	20 feet
Property lines	10 feet [b]	18 feet [b]	20 feet [b]	10 feet	15 feet	20 feet
Burial sites or graveyard boundaries, measured from the toe of the fill extension	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Stormwater infiltration systems	100 feet	200 feet	300 feet	100 feet	100 feet	100 feet
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters, underdrained swales, underdrained outlets, and similar structures	50 feet [i]	100 feet [i]	150 feet [i]	50 feet [i]	50 feet [i]	50 feet [i]
Stormwater detention basins (basin bottom at or above predevelopment grade)	25 feet	50 feet [i]	75 feet [i]	25 feet	25 feet	25 feet

Notes: If the disposal system application meets the requirements of the following note(s) a First-Time System Variance is not required.

[a.] Potable water supply setbacks may be reduced, as prescribed in Section 7(A)(2).

[b.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c.] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major water body/course must maintain a minimum setback of 75 feet from the normal high water mark of the major water body/course and also must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details see Section 12(H)(6)).

MARLBORO BEACH ROAD

Septic tank will be reset in compliance with state & local regulations

Surveyed centerline of Marlboro Beach Road

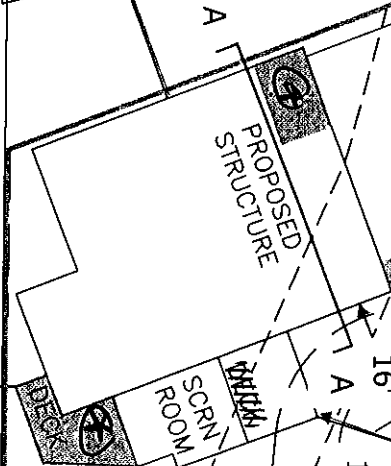
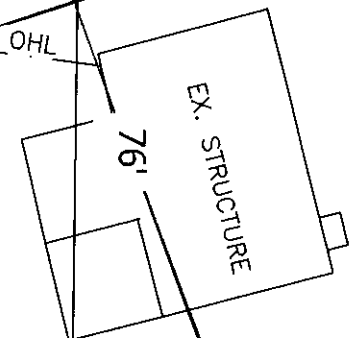
Building setback lines

Highlighted areas are smaller than 26' original permit issued

S5°39'46"E

107.79'

118.27' S 66°15'41" W TIE LINE



SB PER TABLE B, FOOTNOTE (6)

SB PER TABLE B

LEACH FIELD/CHAMBERS

113.47' N86°04'42"E

S5°13'36"E

102.36'

26'

REAR YARD SETBACK LINE

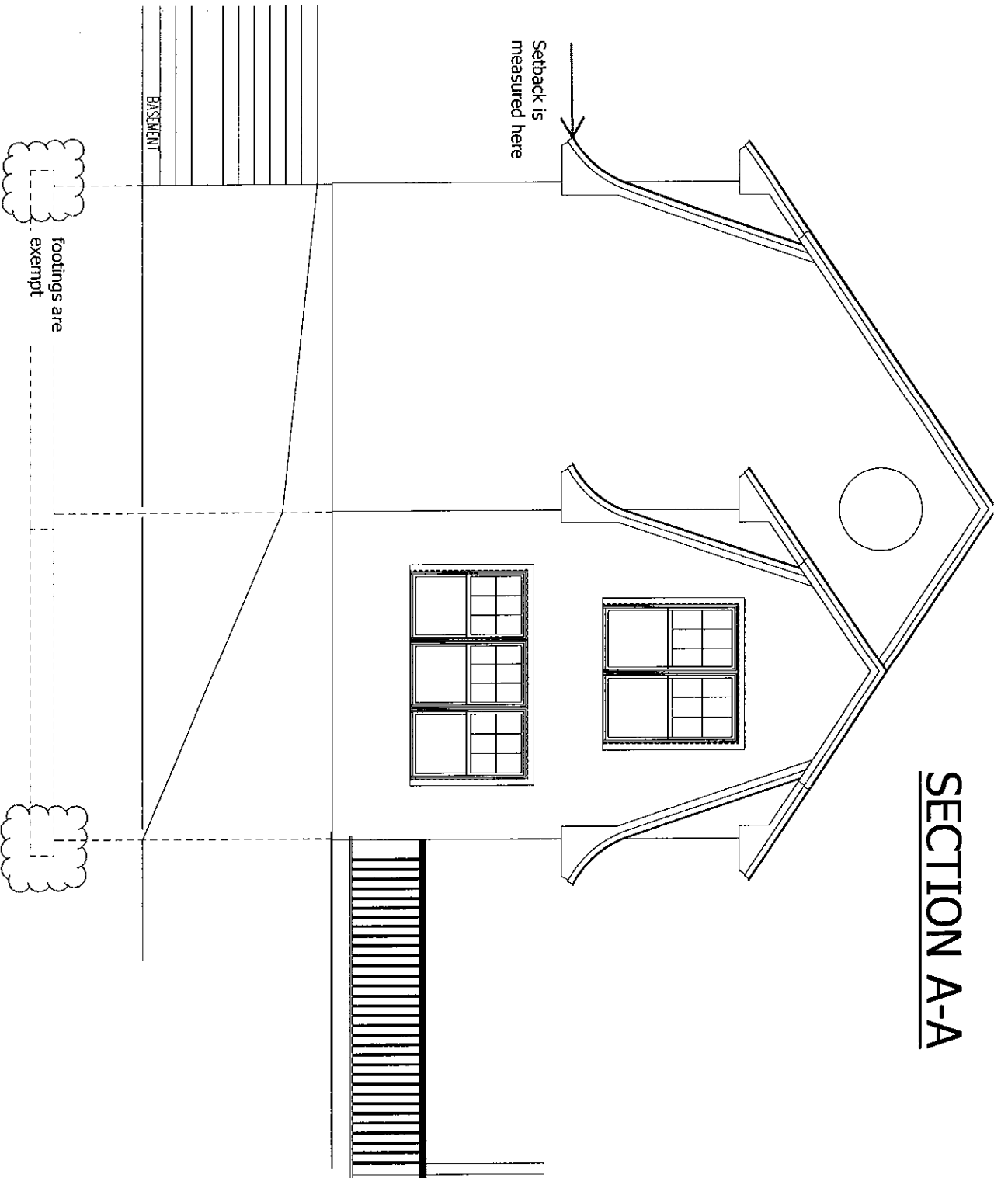
LANE

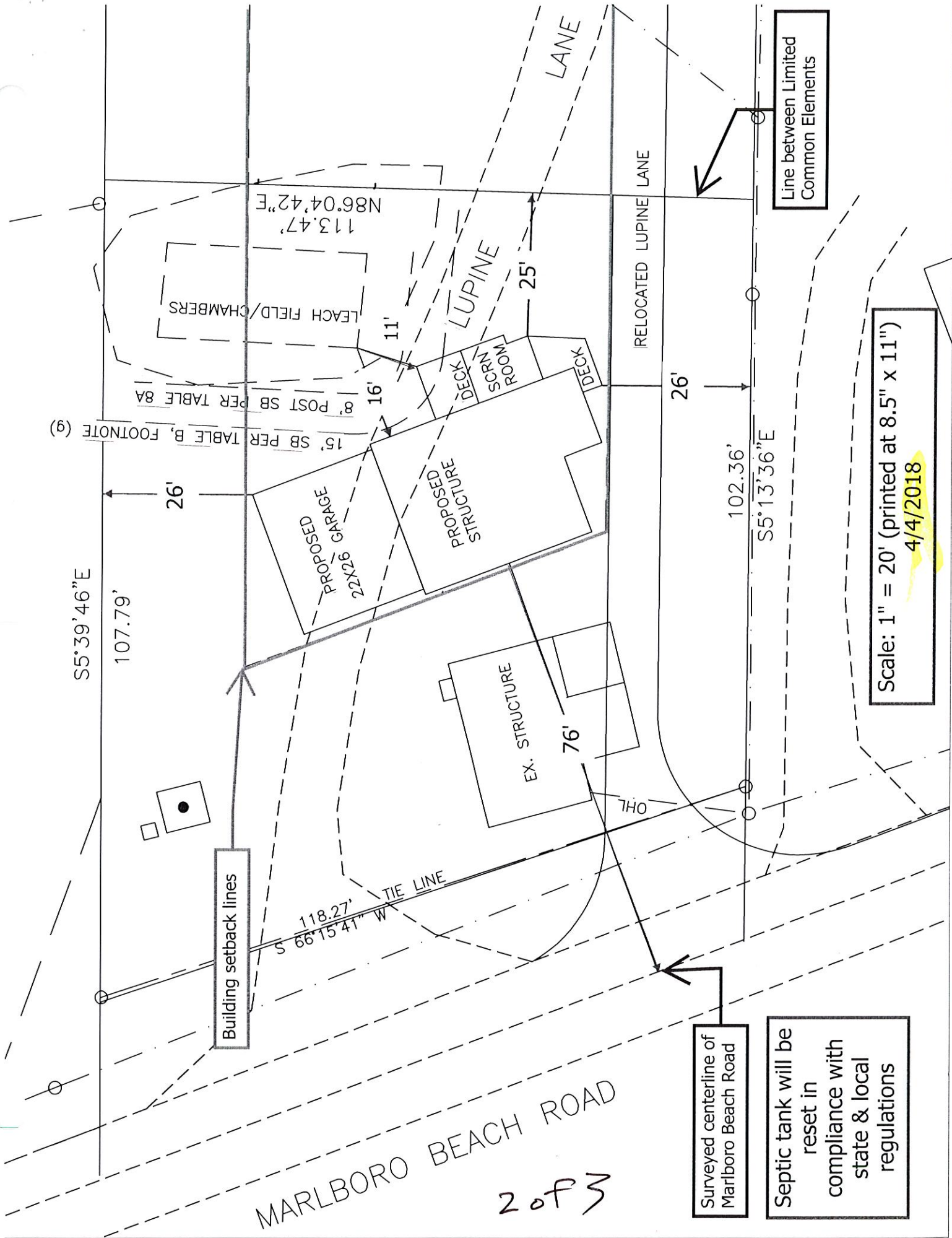
Line between Limited Common Elements

Scale: 1" = 20' (printed at 8.5" x 11")
4/4/2018;
rev'd 8/15/18 -- smaller footprint, Section A-A

1 of 2
8/15/18

SECTION A-A





Building setback lines

Line between Limited
Common Elements

Scale: 1" = 20' (printed at 8.5" x 11")
4/4/2018

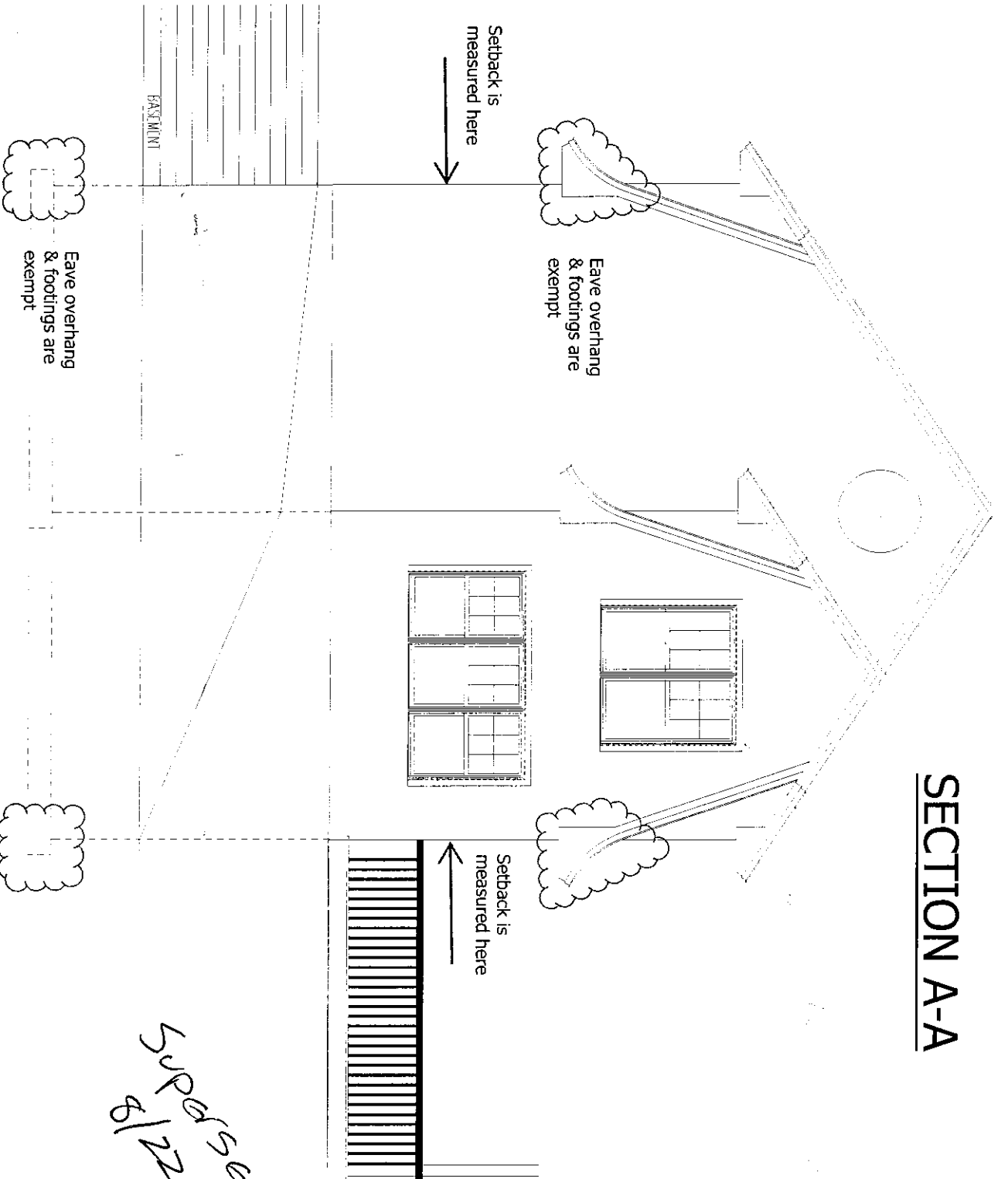
Surveyed centerline of
Marlboro Beach Road

Septic tank will be
reset in
compliance with
state & local
regulations

MARLBORO BEACH ROAD

2 of 3

SECTION A-A



5/8/12
8/12/10

Thomas True

3 of 3

Tom & Kathy True

(603) 714-5668 or tnt1pe@gmail.com
(603) 759-3764 or kathryntrue@gmail.com

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- There is one small corner of the deck that will have at least one post within the 15' setback thus we would request consideration and approval to install a post(s) in this area in accordance with Table 8A. 7 - 7B ~ page 70
- ✓ The 25' setback to the Limited Common Element line is a "courtesy" to our downhill neighbors and is not a zoning requirement.

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As always, please feel free to call with any questions.

Sincerely,



Kathryn R. True

Average Daily Traffic (ADT): The average number of vehicles per day that enter and exit the premises or travel over a specific section of road.

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year, commonly called the 100 year flood.

Basement: Any area of a building having its floor subgrade (below ground level) on all sides.

Bed and Breakfast: Any dwelling where transient lodging or boarding and lodging are provided and offered to the public by the owner for compensation for less than 30 days. This dwelling shall also be the full-time, permanent residence of its owner; otherwise, it shall be classified as a hotel/motel. There shall be no provisions for cooking in any individual guest room.

Boarding/Lodging Facility: Any residential structure where lodging and/or meals are provided for compensation for a period of less than one week, and where a family residing in the building acts as proprietor or owner. Where a family residing in the building cannot be met, the building shall be classified as a hotel/motel. There shall be no provisions for cooking in any individual guest room.

Buffer zone: trees, hedges, fencing, or other vegetative barrier in keeping with the character of the natural surroundings which provides a visual and auditory screen between a structure or lot and another structure, lot, or street.

Building: Any 3 dimensional structure or enclosure by any building materials or any space for any use or occupancy, temporary or permanent, including but not limited to swimming pools, foundations or pilings in the ground and all parts of any kind of structure above ground including decks, railings, dormers, and stairs, and excluding sidewalks, fences, driveways, electrical transmission and distribution lines, and field or garden walls or embankment retaining walls.

Building Height: The vertical distance between the highest point of the structure and the average final grade around the foundation, or the average grade of the original ground adjoining the building, whichever is greater.

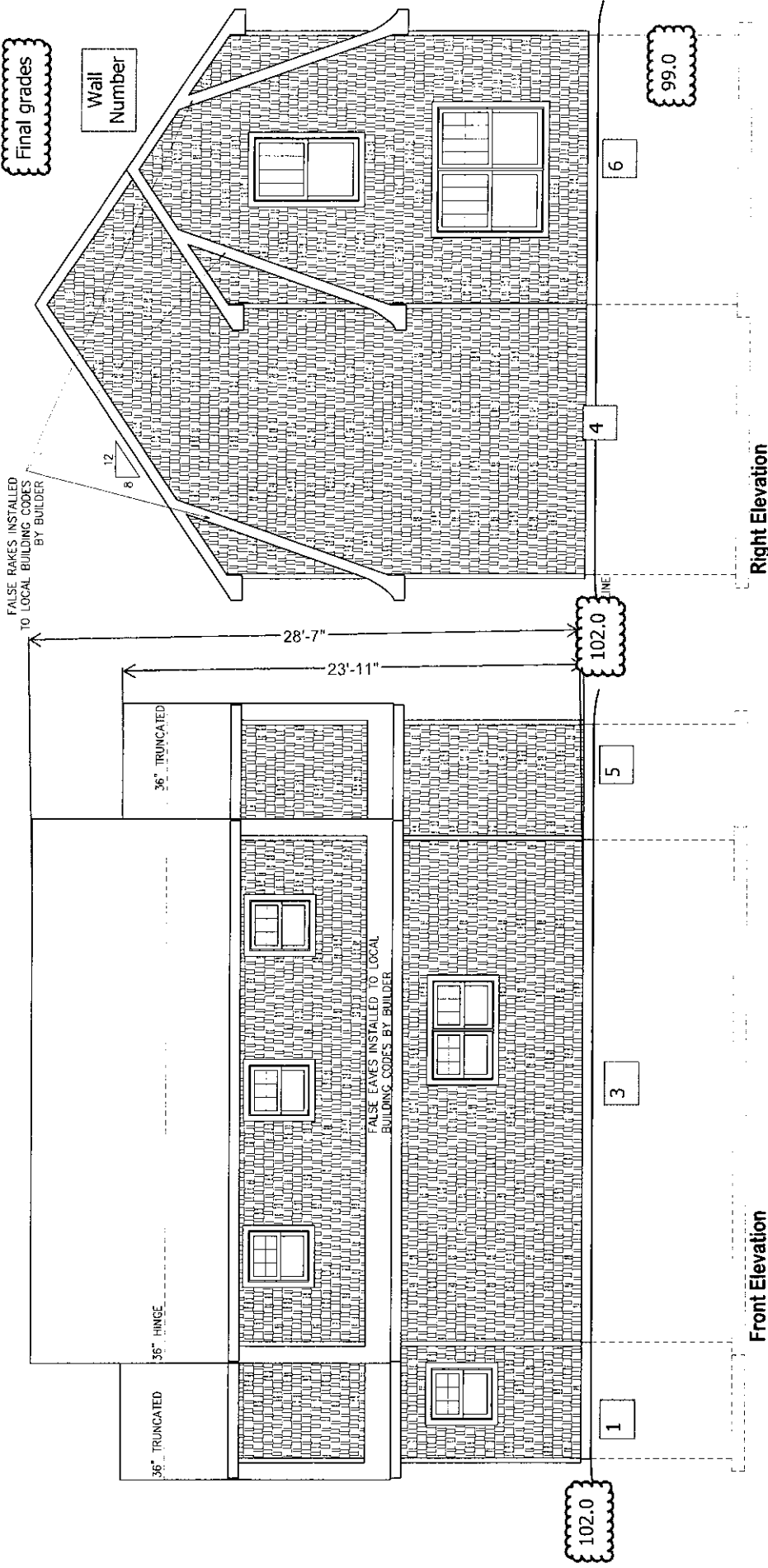
Business and Professional Offices: The place of business of doctors, lawyers, accountants, financial advisors, architects, surveyors, real estate and insurance businesses, psychiatrists, counselors, and the like or in which a business conducts its administrative, financial or clerical operations including banks and other financial services, but not retail sales nor activities utilizing trucks on site as part of the business operation.

Campground: Land upon which one or more tents are erected or trailers or other shelter are parked for temporary use for a fee or two or more sites on the same property arranged specifically for that purpose.

Cemetery: Property used for the interring of the dead.

Church, Synagogue and Mosque: A building or structure, or group of buildings or structures, designed, primarily intended and used for the conduct of religious services.

Club: Any voluntary association of persons organized for social, religious, benevolent, literary, scientific, or political purposes; whose facilities, especially a clubhouse, are open to members and guests only and not the general public; and not engaged in activities customarily carried on by a

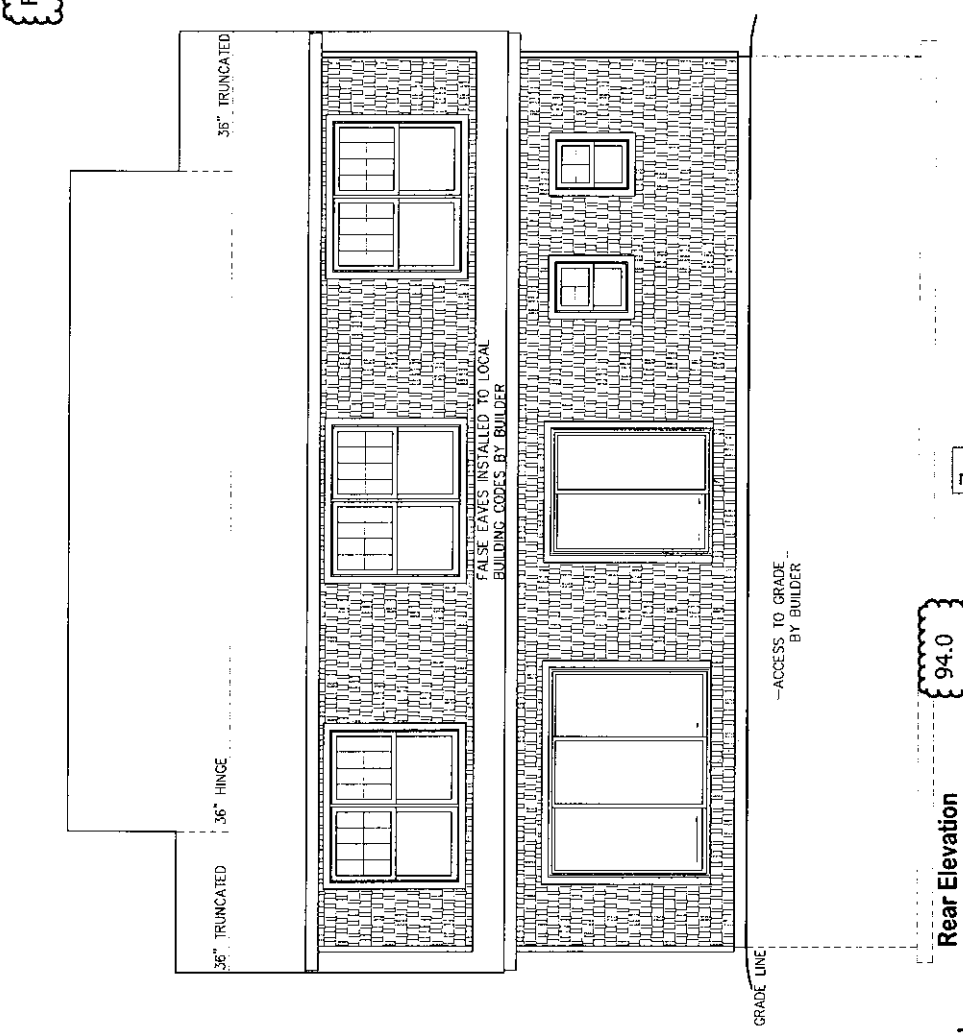
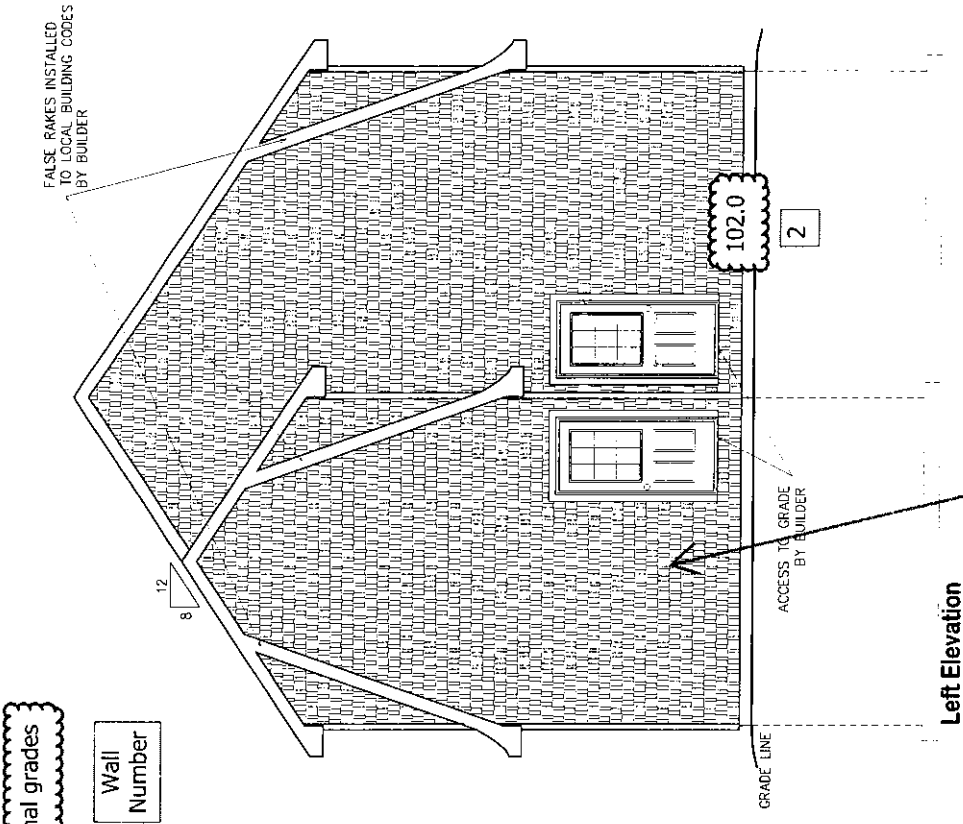


True Residence by Coastal Builders

Note: Any drawings, concepts or designs created by Prestige Homes Inc. are the sole property of Prestige Homes Inc. and are subject to copyright protection under the Canadian Intellectual Property Act. Any attempt at utilizing a design, part of a design, or concept without express written permission is strictly prohibited.

- WINDOW GUARDS BY BUILDER ON SITE
- VINYL SHAKE SIDING & CORNER POSTS INSTALLED TO LOCAL BUILDING CODES BY BUILDER
- 19 INCHES BETWEEN FINISHED FLOOR & BOTTOM OF GLASS EDGE @ ALL 64" WINDOWS

2 of 6



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WINDOW GUARDS
BY BUILDER ON SITE

19 INCHES BETWEEN
FINISHED FLOOR &
BOTTOM OF GLASS EDGE
@ ALL 64" WINDOWS

VINYL SHAKE SIDING &
CORNER POSTS INSTALLED TO LOCAL
BUILDING CODES BY BUILDER

Garage would be in
front of this space &
it is not shown

 R12 INSULATED
INTERIOR PARTITIONS

	MODULE		AREA WITH ROOF		AREA WITH NO ROOF		PERIMETER
	A	B	C	D	E	F	
AREA	72 sf	364 sf	72 sf	532 sf	72 sf	364 sf	54 ft
PERIMETER	72 ft	1792 ft	72 ft	896 ft	72 ft	364 ft	66 ft
TOTAL							
TOTAL							

**True Residence
by Coastal Builders**

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KITCHEN CABINET DIMENSIONS	
HALF WALLS/ARCHWAYS	
HW1 HALF WALL C/W DRYWALL	16"
HW2 HALF WALL C/W PANELS	24"
AR1 STANDARD ARCH	~ BASE CABINETS
AR2 ARCH TIGHT TO CEILING	~ WALL CABINETS
AR3 SMOOTH CEILING	~ ISLAND/PEN BASE CABINETS
AR4 BEAM BELOW CEILING	~ 16" RAISED BARTOP
NOTE: ALL MATERIAL OPENINGS & ARCHWAYS C/W DRYWALL UNLESS NOTED.	~ 36" BARTOP
	~ PENINSULA WALL CABINETS
	~ CORNER MOLDING
	~ LIGHT VALANCE

FF elevation 103.2

<u>Wall Number</u>	<u>Wall Length</u>	<u>Final grades</u>		<u>Average</u>	<u>Weighted Average</u> (Wall Length X Average Final Grade)
		<u>High</u>	<u>Low</u>		
1	6	102	102	102	612
2	14	102	102	102	1,428
3	26	102	102	102	2,652
4	14	102	102	102	1,428
5	6	102	102	102	612
6	14	102	99	100.5	1,407
7	38	94	94	94	3,572
8	16	102	102	102	1,632
9	24	102	102	102	2,448
10	16	102	102	102	1,632
11	10	102	102	102	1,020

Perimeter 184
(total wall length) 18,443

Average final grade at foundation = 100.2

Elevation of peak = 131.2

Building Height =	31.0
--------------------------	-------------

GRADE PLANE DETERMINATION WORKSHEET

[illegible]

Total of all wall lengths (building perimeter) = _____ Feet

Total of all wall areas from above table = _____ Square feet

Building height Y = (Total wall area / Total wall length) = _____ Feet

Permitted building height from Table 503 including modifications to building height within section 504
= _____ Feet (This value must be equal to or greater than the value "Y" calculated above.)

